

To: Helena Flats Land Use Advisory Committee, Flathead County Planning Office
From: Shirley Anderson
Re: Minutes January 3, 2008
Date: January 10, 2008
Meeting called to order by Pete Burkett at 7:30 p.m. at the Helena Flats School Music Room

HFLUAC attending were members Pete Burkett, Shirley Anderson, Marc Hinrichs, Jan Stephens, Loren Vranish, Joe Ruffolo. Jeff Harris, Planning Director, was present.

Minutes from December reviewed & accepted

Communication received:

- Becky Woywod, not able to serve on committee but is graphic designer and will help with letter.
- Phone calls to Capistrano supporters of the NPlan were negative as to serving on the committee because of other commitments. Other calls will be made.
- Four year terms: Marc Hinrichs was reappointed and Joe Ruffolo is new member.
- Annie Thompson, county planner, reports the HFNPlan needs only FCPZ and Planning Board approval.

The HFNPlan is now part of the Flathead County Growth Policy.

Committee Reports:

Jan – Asked if she should keep track of SDs after the preliminary application.

Old Business:

-Finances: Lauretta Olsen submitted the HFLUC financial report as of 12/29/07:

2006: Expenditures for Office supplies and stamps, \$528.38, December balance \$75.11

2007: Expenditures for Maps & Office, \$122.50. December balance, 202.61

*****Please note correction, Shirley mistakenly reported the 2006 balance rather than**

2007.

-Subdivisions: Grigg subdivision and Glacier Meadow SD (Oker property) still on hold.

New Business:

-Joe Ruffolo presented aerial photo showing area of water seepage on his property from adjacent gravel pit.

-Shirley said according to planning office we should no longer refer to the Helena Flats Land Use District

but change to Helena Flats Neighborhood Plan Area. Changes are being made.

-Jeff Harris talked to us about implications of zoning for the Helena Flats Neighborhood Plan Area.

Discussed: advantages, effect of zoning on NPlan, process, community involvement, surveys...

-Plans were made for Informational Meeting, March 25. Emphasis will be on general information

with several booths, a short meeting will be conducted by Jeff.

-The January annual letter was read, changes were made, and the amended letter was accepted.

Thanks to Becky for the design, letters will be mailed 1/19/08.

-Discussed what should be on a survey form. Suggested we should work with Planning Office.

-Shirley referred to the Sonata SD, Rattlesnake, Missoula where the existing NPlan, respected for 12 years, was ignored by the Missoula City Council who approved a SD at twice the recommended density. A reminder that a NPlan is not regulatory. As board members and officials change, a NPlan may not continue to be supported.

-January election, Chairman and Secretary/Vice Chairman. Pete & Shirley nominated, moved by Loren, seconded by Jan, unanimous approval.

-Timeline for work leading to March 25.

-Updated notebook material handed out. Members to keep maps they have, toss rest.

Adjourned at 9 p.m.

Next meeting, Thursday, 7:30 p.m, February 7, 2008 at the Helena Flats School.